

AMENDMENTS TO ARTICLES 2 AND 4

- Section 2-1000 JLMA 1
- Section 2-1100 JLMA 2
- Section 2-1200 JLMA 3
- Section 2-1400 TR 10
- Section 2-1500 TR 3
- Section 2-1600 TR 2
- Section 2-1700 TR 1
- Section 4-1900 LOD
- Section 4-2000 RSCOD

ATTACHMENT 11

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1 **ARTICLE II, DIVISION B – JOINT LAND MANAGEMENT AREA (JLMA)**
2 **DISTRICTS**

3
4 **Section 2-1000 Joint Land Management Area-1 District: JLMA-1**

5 **2-1001 Purpose and Intent.** This district is established to accommodate and foster the
6 development of land within the joint land management areas (JLMAs) outside the
7 incorporated towns in Loudoun County to:

- 8 (A) Ensure development in the JLMA-1 district is consistent with the JLMA
9 serving as a gateway to the towns;
- 10 (B) Encourage an appropriate mix of residential and nonresidential land uses;
- 11 (C) Provide a variety of housing types and lot sizes;
- 12 (D) Where appropriate, achieve a pattern of development that generally
13 conforms to the established, traditional pattern of development in the
14 towns;
- 15 (E) Establish the type and scale of development desired for the entranceway of
16 the towns; and
- 17 (F) Implement jointly adopted area plans, where applicable.

18 **2-1002 Size and Location.** This district modifies and replaces the Countryside
19 Residential (CR-1) district within the JLMAs. It is the intent of the County that
20 the JLMA-1 boundaries not be extended beyond the existing JLMA boundaries.
21 The limits of this district are as designated on the Zoning Map.

22 **2-1003 Use Regulations.** Table 2-1003 summarizes the principal use regulations of the
23 JLMA-1 district.

24 (A) **Organization of Use Table.** Table 2-1003 organizes the uses in the
25 JLMA-1 district Use Table by Use Classifications, Use Categories and
26 Use Types.

- 27 (1) **Use Classifications.** The Use Classifications are: residential uses;
28 agricultural uses; public and institutional uses; commercial uses;
29 and industrial uses. The Use Classifications provide a systematic
30 basis for assigning present and future land uses into broad general
31 classifications (e.g., residential uses and agricultural uses). The
32 Use Classifications then organize land uses and activities into
33 general “Use Categories” and specific “Use Types” based on
34 common functional, product, or physical characteristics, such as
35 the type and amount of activity, the type of customers or residents,
36 how goods or services are sold or delivered, and site conditions.

1 (2) **Use Categories.** The Use Categories describe the major sub-
2 groups of the Use Classifications, based on common characteristics
3 (e.g., the residential Use Classification is divided into two major
4 Use Categories: Household Living and Group Living). Principal
5 uses are identified in defining the Use Category. They are
6 principal uses that most closely share the common characteristics
7 that are key to the Use Category.

8 (3) **Use Types.** The Use Categories are then divided into specific Use
9 Types. The specific Use Types are included in the respective Use
10 Category. They identify the specific uses that are considered to
11 fall within characteristics identified in the Use Category.

12 (B) **Use Categories and Use Types Defined.** All the Use Categories and Use
13 Types listed in Table 2-1003 are defined in Article VIII (Definitions).

14 (C) **Permitted and Special Exception Uses.** A “P” in the column identified
15 “JLMA-1” indicates that a Use Category or specific Use Type is permitted
16 as a matter of right (as a permitted use) in the JLMA-1 district, subject to
17 compliance with all applicable standards and regulations in this Ordinance
18 and all other County ordinances. An “S” indicates that a Use Type is
19 allowed in the JLMA-1 district as a special exception in accordance with
20 the procedures and standards of Section 6-1300. In some instances, and
21 based on the Additional Regulations for Specific Uses (Section 5-600), a
22 Use Type will be permitted under certain conditions, or allowed as a
23 special exception under other conditions. These uses are identified as
24 “P/S”.

25 (D) **Reference to General Use Category.** References to “General Use
26 Category” under the Use Type column means all of the uses in the Use
27 Category are allowed. The Use Category is defined in Article VIII.
28 Where specific Use Types are listed in the Use Type column, only the
29 listed Use Types in the Use Category are allowed. The Use Types are
30 defined in Article VIII.

31 (E) **Additional Regulations for Specific Uses.** References to sections in the
32 final column of Table 2-1003 (Additional Regulations for Specific Uses)
33 indicate that the listed use is subject to use-specific regulations. The
34 numbers provide a cross-reference to the “Additional Regulations for
35 Specific Uses” in Section 5-600.

**TABLE 2-1003
JLMA-1 JOINT LAND MANAGEMENT AREA-1 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	JLMA-1	ADDITIONAL REGULATIONS FOR SPECIFIC USES
RESIDENTIAL USES			
Household Living	Accessory dwelling (accessory to single family detached dwelling)	P	Section 5-613
	Dwelling, single-family detached, including manufactured housing	P	Manufactured housing subject to Section 5-620
	Guest house (accessory to single family detached dwelling)	P	Section 5-612
	Home occupation (accessory to single family detached dwelling)	P	Section 5-400
	Model home	P	Section 5-500(A)
	Portable dwelling/trailer during construction of primary residence	P	Section 5-500
Group Living	Congregate housing facility	S	
	Continuing care facility	S	
	Orphanage or similar institution	S	
	Tenant dwelling	S	Section 5-602
AGRICULTURAL USES			
Agriculture	General Use Category	P	Section 5-626
Horticulture	General Use Category	P	Section 5-626
Animal Husbandry	General Use Category	P	Section 5-626
Agriculture Support and Services Directly Related to On-going Agriculture, Horticulture and Animal Husbandry Activity, On-Site	Agricultural processing	P	Section 5-627
	Animal care business	P	Section 5-627
	Custom operators	P	
	Direct market business for sale of products produced on-site-including but not limited to PYO (pick-your-own)	P	Section 5-627

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**TABLE 2-1003
JLMA-1 JOINT LAND MANAGEMENT AREA-1 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	JLMA-1	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Equestrian facilities	P	Section 5-627
	Equestrian facility, on lots of less than fifty (50) acres, or without frontage on a state maintained road	S	Section 5-627
	Farm based tourism events	P	Section 5-628
	Farm co-ops	P	Section 5-627
	Farm machinery sales, rental, and services	S	Section 5-627
	Farm machinery repair	P	Section 5-627
	Farm markets	P	Section 5-603
	Mill feed and farm supply center	S	Section 5-627
	Nursery, commercial	S	Section 5-605
	Nursery, production	P	Section 5-605
	Nursery, production, without frontage on a state maintained road	S	Section 5-605
	Pet farms	P	Section 5-627
	Stable, private	P	Section 5-627
	Stable, neighborhood, on lots less than twenty-five (25) acres, or without frontage on a state maintained road	S	Section 5-627
	Virginia Farm Winery	P	Section 5-627
	Wayside stand	P	Section 5-604
	Wetlands mitigation bank	P	Section 5-627
PUBLIC AND INSTITUTIONAL USES			
Day Care Facilities	Child care home	P	Section 5-609(A)

**TABLE 2-1003
JLMA-1 JOINT LAND MANAGEMENT AREA-1 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	JLMA-1	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Child or adult day care center	S	Section 5-609(B)
Cultural and Government Facilities	Bus shelter	P	
	Community center	S	
	Community center, HOA facilities only	P	
	Commuter parking lot, with greater than 50 spaces	S	
	Commuter parking lot, with 50 spaces or less	P	
	Library	S	
	Structure or use for federal, state, County, or local governmental purposes, not otherwise listed	S	
Education	School (elementary or middle), for fifteen (15) pupils or less	S	Section 5-655
	School (elementary, middle, or high), for more than 15 pupils	S	
Park and Open Space	Cemetery	S	Section 6-637
	Mausoleum	S	Section 5-637
	Crematorium	S	Section 5-637
	Community, neighborhood or regional park, passive recreational uses	P	
	Community, neighborhood or regional park, active recreational uses	S	
	Wetlands mitigation bank	P	
Public Safety	Fire and/or rescue station	S	Section 5-638
	Police station or substation	S	Section 5-638
Religious Assembly	Church, synagogue or temple, with seating capacity of 300 or less in sanctuary or main area	P	Section 5-639

**TABLE 2-1003
JLMA-1 JOINT LAND MANAGEMENT AREA-1 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	JLMA-1	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Church, synagogue or temple, with seating capacity of more than 300 in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, recreational facilities	S	Section 5-639
Utility	Public utility service center and storage yard	S	Section 5-621
	Recycling drop off collection center, public	P	Section 5-607
	Recycling drop off collection center, private	S	Section 5-607
	Sewer and water treatment plant	S	Section 5-621
	Utility substation, distribution	S	Section 5-616
	Utility transmission line, overhead (excluding connections of lines from public utility transmission lines to individual development sites)	S	Unless excepted by Section 1-103(D)
	Sewage and water pumping station	P	Section 5-621
	Water storage tank	S	Section 5-621
COMMERCIAL USES			
Office	Construction and/or sales trailer, during period of construction activity subject to establishment of date certain for removal	P	
Recreation and Entertainment	Camp, day and boarding	S	Section 5-645
	Golf course	S	Section 5-648
Retail Sales and Service	Artist studio	S	
	Small business	P/S	Section 5-614
Visitor Accommodation	Bed and breakfast, homestay	P/S	Section 5-601(A)

TABLE 2-1003 JLMA-1 JOINT LAND MANAGEMENT AREA-1 DISTRICT USE TABLE P = PERMITTED S = SPECIAL EXCEPTION			
USE CATEGORY	USE TYPE	JLMA-1	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Bed and breakfast Inn	S	Section 5-601(A)
INDUSTRIAL USES			
Telecommunication Use and/or Structure	Radio and/or television tower	S	Section 5-618
	Telecommunications antenna	P	Section 5-618(A)
	Telecommunications monopole	P	Section 5-618(B)(1)
	Telecommunications monopole	S	Section 5-618(B)(2)
	Telecommunication tower	S	Section 5-618(C)(2)

1 **2-1004 Lot and Building Requirements.**

- 2 (A) **Minimum Lot Size.** Twenty thousand (20,000) square feet.
- 3 (B) **Minimum Lot Width.** Fifty (50) feet.
- 4 (C) **Minimum Front Yard.** Thirty-five (35) feet.
- 5 (D) **Minimum Rear Yard.** Twenty-five (25) feet.
- 6 (E) **Minimum Side Yard.** Nine (9) feet.
- 7 (F) **Building Height.** Thirty-five (35) feet maximum.

8 **2-1005 General Development Requirements.** The following general development
9 requirements shall apply to all development in the JLMA-1 district.

- 10 (A) **Minimum Open Space.** Thirty (30) percent. Active recreational uses
11 may be located within the open space.
- 12 (B) **Maximum Gross Density.** The maximum gross residential density shall
13 be one (1) unit per forty thousand (40,000) square feet, calculated based
14 on the overall parcel, excluding roads. Open space shall be preserved by
15 means of a permanent open space easement acceptable to the Board of
16 Supervisors.
- 17 (C) **Utilities.**

1 (1) Both municipal water and municipal sewer facilities must be
2 provided to every development site, if available as determined by
3 the Town, except for Town-owned or County-owned and operated
4 public uses that may use communal systems (except in areas near
5 Purcellville, which are subject to the existing annexation
6 agreement between the County of Loudoun and the Town of
7 Purcellville). If municipal water or municipal sewer facilities are
8 not available, development may be served by private well or septic
9 system, respectively.

10 (2) All utility distribution lines shall be placed underground. Private
11 wells, septic systems, and communal systems may be located
12 within the open space consistent with the standards of Section 6-
13 2005.

14 ~~(D) **Conservation Design.** Development shall comply with the conservation~~
15 ~~design standards of this Ordinance (Section 6-2000). Uses and activities~~
16 ~~allowed in the open space are as provided in Section 6-2000.~~

17 (E) **Neighborhood Development Standards.** To ensure new development in
18 the JLMA-1 district reinforces existing development patterns in the
19 adjacent town to the maximum extent feasible, reduces the need for
20 automobile trips, minimizes the need for additional road improvements,
21 and encourages walking to employment, shopping, and public facilities,
22 development in this district shall meet the following requirements:

23 (1) **Street System/Connectivity.**

24 (a) **Connections to Existing Streets.** Connections to the
25 existing or planned street system shall be made to the
26 maximum extent feasible. All development plans shall
27 incorporate and continue all streets stubbed to or shown as
28 stubbed to the boundary of the development by previously
29 approved development plans/plats or existing development.

30 (b) **Provision for Future Connections to Adjoining Land.**
31 All developable land shall provide for future public street
32 connections to adjacent developable parcels by providing a
33 local street connection at least every six hundred sixty
34 (660) feet along each subdivision plat boundary that abuts
35 potentially developable or re-developable land, except that
36 such street connections are not required on steep slopes,
37 MDOD sensitivity areas, karst feature buffers within the
38 LOD, or FOD RSCOD protected corridors pursuant to
39 Sections 5-1508, 4-1600, 4-1900, and 4-1500 2000. For the
40 purposes of this regulation, "developable land" should be
41 defined to include any vacant land areas not including or

1 ~~constrained by primary conservation areas and rights of~~
2 ~~way or restricted easements.~~

- 3 (c) **Block Form and Size.** To the maximum extent feasible,
4 blocks within developments shall maintain a rectilinear
5 pattern except where deviation is necessitated by
6 topographic or environmental considerations. Blocks shall
7 measure not less than three hundred (300) nor more than
8 six hundred sixty (660) feet along each side, as measured
9 from the edge of the right-of-way, except where deviation
10 is necessitated by topographic or environmental
11 considerations, or where deviation is required to comply
12 with regulations concerning steep slopes, MDOD
13 sensitivity areas, or ~~FOD RSCOD protected corridors~~
14 pursuant to Sections 5-1508, 4-1600 and 4-~~1500~~2000, or
15 ~~conservation design standards.~~
- 16 (d) **Avoidance of Certain Street Types.** Cul-de-sacs and "P-
17 loop" streets shall be avoided except where necessitated by
18 topographic or environmental considerations.
- 19 (e) **Provision of "T" Intersections.** "T" intersections are
20 encouraged in locations where views of important civic,
21 public or open space areas can be highlighted.

22 (2) **Variation of Lot Sizes.**

- 23 (a) **General Rule.** In all new residential subdivisions
24 containing ten (10) or more lots, a mixture of lot sizes and
25 dimensions shall be provided in order to allow for a variety
26 of housing opportunities and avoid monotonous
27 streetscapes. For example, larger and wider lots are
28 encouraged on corners. Smaller lots are encouraged
29 adjacent to parks and open spaces. No more than 60 percent
30 of all lots shall be similar in total lot area. For purposes of
31 this subsection, "similar" lot areas shall be defined as
32 within 500 square feet of each other.
- 33 (b) **Exception.** Up to seventy (70) percent of the lots within
34 the subject subdivision may be similar if the Zoning
35 Administrator, pursuant to Section 6-401, makes a finding
36 that, notwithstanding deviation from the sixty (60) percent
37 standard stated above, lot sizes and dimensions are
38 sufficiently varied, for different housing types, to avoid
39 monotonous streetscapes.
- 40 (c) **Dispersion of Lot Sizes.** Similar lot sizes shall be
41 distributed throughout a subdivision rather than
42 consolidated in one area, unless the Zoning Administrator,
43 pursuant to Section 6-401, makes a finding that the intent

of this district and of the Zoning Ordinance will be better served by a design that tends to consolidate lots of similar sizes.

(3) **Sidewalks.**

(a) **Provision of Sidewalks and/or Trails.** Sidewalks and/or trails shall be provided, at a minimum, along one side of all streets to provide pedestrian access to the town or neighborhood center, public buildings, schools, parks, and other destinations, or greater if required by the Facilities Standards Manual.

(b) **Sidewalk and/or Trail Connections.** Connections to existing or planned sidewalks and/or trails shall be made at the property boundaries of the project by incorporating and continuing all sidewalks and/or trails stubbed to or shown as stubbed to the boundary of the development by previously approved development plans/plats or existing development. All development plans shall provide for future sidewalk and/or trail connections to adjacent developable parcels at planned or current local street connections along each subdivision plat boundary.

(4) **Civic and Open Space.**

(a) **Variety of Spaces to Be Provided.** A variety of greens, parks or natural open spaces shall be located throughout the development, where appropriate ~~and as determined by conservation design~~, to provide community identity.

(b) **Access to Civic Spaces.** Direct and convenient pedestrian and bicycle access shall be provided on the site being developed to adjacent residential land uses and to the civic and open space.

(c) **Configuration of Park Access.** Land dedicated for parks shall be bordered on at least one side by public streets, preferably local or collector streets.

(5) **Other Design Requirements.**

(a) **Street Trees.** Street trees planted pursuant to Section 5-1300 shall be planted at a density of no less than one canopy shade tree per 25 feet on average, and shall be placed in arrangements consistent with the existing landscape of the vicinity.

(b) **Garages.** Garages shall be set back at least four (4) feet behind the plane of the front door of the principal building.

Garages shall have vehicular access only from the side or rear of the lot.

- (c) **On-Street Parking.** Parallel parking may be provided on streets in front of residential lots, except for lots fronting on collector or arterial roads.

(F) **Compatibility Standards.**

- (1) A minimum buffer width of 25 feet with a Type 2 buffer yard shall be provided between existing agricultural uses and residential development sites.

- (2) On non-residential development sites:

- (a) Areas for loading, delivery, and waste collection receptacles shall be sited so as to reduce the impact on surrounding properties to the maximum extent feasible, with highest priority given to reducing the impact on residential properties.

- (b) Outdoor lighting shall be directed towards the interior of the development site and shall be shielded to prevent all direct illumination of other properties.

2-1006 Alternate Neighborhood Development Standards. In lieu of the development requirements specified in Sections 2-1004 and 2-1005 above, either the Board of Supervisors may initiate, or the landowner(s) in a JLMA-1 district may request the adoption of alternate neighborhood development standards as a special exception pursuant to the standards of this Section and Section 6-1300. These alternate development standards may be reviewed for all or a portion of a JLMA-1 district. Once adopted, the alternate neighborhood development standards supercede the requirements of Sections 2-1004 and 2-1005. The following requirements shall be met:

- (A) **Minimum Area.** Alternate neighborhood design standards shall be adopted for all of a JLMA-1 district or a portion of the district consisting of a minimum of twenty-five (25) contiguous acres.

- (B) **Initiation.** A request to have alternate neighborhood development standards adopted for all or a portion of a JLMA-1 district may be initiated by the Board of Supervisors or the landowners in the area for which the request is made by submitting an application to the County for a Special Exception pursuant to Section 6-1300.

- (C) **Study/Proposed Standards.** Subsequent to the request, the applicant shall submit a set of proposed alternate neighborhood development standards for consideration that comply with the standards in Section 2-1006(E). The proposed alternate neighborhood development standards shall be in compliance with any overlay district requirements and based on

1 ~~a conservation design analysis of the land and a~~ conservation design
2 analysis of the land and a study of the existing and prevailing patterns of
3 development in the adjoining town in the vicinity of the lands where the
4 alternate neighborhood development standards are proposed to be adopted,
5 as they relate to lot sizes, yards, setbacks, lot coverage, building heights,
6 garages, porches, civic and open spaces, open space areas, block form,
7 street pattern, sidewalks, and street trees.

8 (D) **Recommendation of Staff and Town Council.** After their receipt,
9 County staff shall forward a copy of the proposed alternate neighborhood
10 development standards to the affected town for review and comment, and
11 prepare a staff report on whether they comply with the standards of
12 Section 2-1006(E).

13 (E) **Standards.** The Board of Supervisors shall adopt the alternate
14 neighborhood development standards only if the Board finds that:

15 (1) The standards include requirements addressing lot size, lot width
16 and length, yards, lot coverage, building height, and open space
17 that are consistent with the existing and prevailing patterns of
18 development in the adjoining town in the vicinity of the lands
19 where the alternate neighborhood development standards are to be
20 adopted; and

21 (2) The standards include specific provisions requiring street system
22 connectivity, variation of lot sizes, the provision of civic and open
23 spaces, the provision of sidewalks, the provision of street trees, a
24 grid street pattern and block sizes in a form that is consistent with
25 the existing and prevailing patterns of development in the
26 adjoining town in the vicinity of the lands where the alternate
27 neighborhood development standards are to be adopted.

28 (F) **Effect.** The approval of the special exception by the Board of Supervisors
29 for all or a portion of a JLMA-1 district shall constitute a modification of
30 the development standards for that area, subject to the conditions and
31 terms of the special exception, and recognition by the County that all
32 development within the area subject to alternate neighborhood
33 development standards shall comply with the alternate neighborhood
34 development standards. In the case of conflict between adopted alternate
35 neighborhood development standards and any other provision of this
36 Ordinance, the alternate neighborhood development standards shall apply.

1 **Section 2-1100 Joint Land Management Area-2 District: JLMA-2**

2 **2-1101 Purpose and Intent.** This district is established to accommodate and foster the
3 development of land within the joint land management areas (JLMAs) outside the
4 incorporated towns in Loudoun County to:

- 5 (A) Ensure development in the JLMA-2 district is consistent with the JLMA
6 serving as a gateway to the towns;
7 (B) Encourage an appropriate mix of residential and nonresidential land uses;
8 (C) Provide a variety of housing types and lot sizes;
9 (D) Where appropriate, achieve a pattern of development that generally
10 conforms to the established, traditional pattern of development in the
11 towns;
12 (E) Establish the type and scale of development desired for the entranceway of
13 the towns; and
14 (F) Implement jointly adopted area plans, where applicable.

15 **2-1102 Size and Location.** This district modifies and replaces the Countryside
16 Residential (CR-2) district within the JLMAs. It is the intent of the County
17 that the JLMA-2 boundaries not be extended beyond the existing JLMA
18 boundaries.

19 **2-1103 Use Regulations.** Table 2-1103 summarizes the principal use regulations of
20 the JLMA-2 district.

- 21 (A) **Organization of Use Table.** Table 2-1103 organizes the uses in the
22 JLMA-2 district Use Table by Use Classifications, Use Categories and
23 Use Types.
24 (1) **Use Classifications.** The Use Classifications are: residential uses;
25 agricultural uses; public and institutional uses; commercial uses;
26 and industrial uses. The Use Classifications provide a systematic
27 basis for assigning present and future land uses into broad general
28 classifications (e.g., residential uses and agricultural uses). The
29 Use Classifications then organize land uses and activities into
30 general "Use Categories" and specific "Use Types" based on
31 common functional, product, or physical characteristics, such as
32 the type and amount of activity, the type of customers or residents,
33 how goods or services are sold or delivered, and site conditions.
34 (2) **Use Categories.** The Use Categories describe the major sub-
35 groups of the Use Classifications, based on common characteristics
36 (e.g., the residential Use Classification is divided into two major

1 Use Categories: Household Living and Group Living). Principal
2 uses are identified in defining the Use Category. They are
3 principal uses that most closely share the common characteristics
4 that are key to the Use Category.

5 (3) **Use Types.** The Use Categories are then divided into specific Use
6 Types. The specific Use Types are included in the respective Use
7 Category. They identify the specific uses that are considered to
8 fall within characteristics identified in the Use Category. For
9 example, single family detached dwellings are a Use Type in the
10 Household Living Use Category.

11 (B) **Use Categories and Use Types Defined.** All the Use Categories and Use
12 Types listed in Table 2-1103 are defined in Article VIII (Definitions).

13 (C) **Permitted and Special Exception Uses.** A "P" in the column identified
14 "JLMA-2" indicates that a Use Category or specific Use Type is permitted
15 as a matter of right (as a permitted use) in the JLMA-2 district, subject to
16 compliance with all applicable standards and regulations in this Ordinance
17 and all other County ordinances. An "S" indicates that a Use Type is
18 allowed in the JLMA-2 district as a special exception in accordance with
19 the procedures and standards of Section 6-1300. In some instances, and
20 based on the Additional Regulations for Specific Uses (Section 5-600), a
21 Use Type will be permitted under certain conditions, or allowed as a
22 special exception under other conditions. These uses are identified as
23 "P/S".

24 (D) **Reference to General Use Category.** References to "General Use
25 Category" under the Use Type column means all of the uses in the Use
26 Category are allowed. The Use Category is defined in Article VIII.
27 Where specific Use Types are listed in the Use Type column, only the
28 listed Use Types in the Use Category are allowed. The Use Types are
29 defined in Article VIII.

30 (E) **Additional Regulations for Specific Uses.** References to sections in the
31 final column of Table 2-1103 (Additional Regulations for Specific Uses)
32 indicate that the listed use is subject to use-specific regulations. The
33 numbers provide a cross-reference to the "Additional Regulations for
34 Specific Uses" in Section 5-600.

**TABLE 2-1103
JLMA-2 JOINT LAND MANAGEMENT AREA-2 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	JLMA-2	ADDITIONAL REGULATIONS FOR SPECIFIC USES
RESIDENTIAL USES			
Household Living	Accessory dwelling (accessory to single family detached dwelling)	P	Section 5-613
	Dwelling, single-family detached, including manufactured housing	P	Manufactured housing subject to Section 5-620
	Guest house (accessory to single family detached dwelling)	P	Section 5-612
	Home occupation (accessory to single family detached dwelling)	P	Section 5-400
	Model home	P	Section 5-500(A)
	Portable dwelling/trailer during construction of primary residence	P	Section 5-500
Group Living	Congregate housing facility	S	
	Continuing care facility	S	
	Orphanage or similar institution	S	
	Tenant dwelling	S	Section 5-602
AGRICULTURAL USES			
Agriculture	General Use Category	P	Section 5-626
Horticulture	General Use Category	P	Section 5-626
Animal Husbandry	General Use Category	P	Section 5-626
Agriculture Support and Services directly related to on-going agriculture,	Agricultural processing	P	Section 5-627
	Animal care business	P	Section 5-627
	Custom operators	P	Section 5-627

**TABLE 2-1103
JLMA-2 JOINT LAND MANAGEMENT AREA-2 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	JLMA-2	ADDITIONAL REGULATIONS FOR SPECIFIC USES
horticulture and animal husbandry activity, on-site	Direct market business for sale of products produced on-site-including but not limited to PYO (pick-your-own)	P	Section 5-627
	Equestrian facilities	P	Section 5-627
	Equestrian facility, on lots of less than fifty (50) acres, or without frontage on a state maintained road	S	Section 5-627
	Virginia farm winery	P	Section 5-627
	Farm based tourism events	P	Section 5-628
	Farm co-ops	P	Section 5-627
	Farm machinery sales, rental, and services	S	Section 5-627
	Farm machinery repair	P	Section 5-627
	Farm markets	P	Section 5-603
	Mill feed and farm supply center	S	Section 5-627
	Nursery, commercial	S	Section 5-605
	Nursery, production	P	Section 5-605
	Nursery, production, without frontage on a state maintained road	S	Section 5-605
	Pet farms	P	Section 5-627
	Stable, private	P	Section 5-627
	Stable, neighborhood, on lots less than twenty-five (25) acres, or without frontage on a state maintained road	S	Section 5-627
	Wayside stand	P	Section 5-604
	Wetlands mitigation bank	P	Section 5-627

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**TABLE 2-1103
JLMA-2 JOINT LAND MANAGEMENT AREA-2 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	JLMA-2	ADDITIONAL REGULATIONS FOR SPECIFIC USES
PUBLIC AND INSTITUTIONAL USES			
Day Care Facilities	Child care home	P	Section 5-609
	Child or adult day care center	S	Section 5-609
Cultural and Government Facilities	Bus shelter	P	
	Community center	S	
	Community center, HOA facilities only	P	
	Commuter parking lot, with greater than 50 spaces	S	
	Commuter parking lot, with 50 spaces or less	P	
	Library	S	
	Structure or use for federal, state, County, or local governmental purposes, not otherwise listed	S	
Education	School (elementary or middle), for fifteen (15) pupils or less	S	Section 5-655
	School (elementary, middle, or high), for more than 15 pupils	S	
Park and Open Space	Cemetery	S	Section 5-637
	Mausoleum	S	Section 5-637
	Crematorium	S	Section 5-637
	Community, neighborhood or regional park, passive recreational uses	P	
	Community, neighborhood or regional park, active recreational uses	S	
Public Safety	Fire and/or rescue station	S	Section 5-638
	Police station or substation	S	Section 5-638

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**TABLE 2-1103
JLMA-2 JOINT LAND MANAGEMENT AREA-2 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	JLMA-2	ADDITIONAL REGULATIONS FOR SPECIFIC USES
Religious Assembly	Church, synagogue or temple, with seating capacity of 300 or less in sanctuary or main area	P	Section 5-639
	Church, synagogue or temple, with seating capacity of more than 300 in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, recreational facilities	S	Section 5-639
Utility	Public utility service center and storage yard	S	Section 5-621
	Recycling drop off collection center, public	P	Section 5-607
	Recycling drop off collection center, private	S	Section 5-607
	Sewer and water treatment plant	S	Section 5-621
	Utility substation, distribution	S	Section 5-616
	Utility transmission line, overhead (excluding connections of lines from public utility transmission lines to individual development sites)	S	Unless excepted by Section 1-103 (D)
	Sewage and Water pumping station	P	Section 5-621
	Water storage tank	S	Section 5-621
COMMERCIAL USES			
Food and Beverage	Restaurant	S	Section 5-643
Office	Construction and/or sales trailer, during period of construction activity subject to establishment of date certain for removal	P	
Recreation and Entertainment	Camp, day and boarding	S	Section 5-645
	Golf course	S	Section 5-648
Retail Sales and Service	Artist studio	S	

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TABLE 2-1103 JLMA-2 JOINT LAND MANAGEMENT AREA-2 DISTRICT USE TABLE P = PERMITTED S = SPECIAL EXCEPTION			
USE CATEGORY	USE TYPE	JLMA-2	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Small business	P/S	Section 5-614
Visitor Accommodation	Bed and breakfast homestay	P/S	Section 5-601
	Bed and breakfast inn	S	Section 5-601
INDUSTRIAL USES			
Telecommunication Use and/or Structure	Radio and/or television tower	S	Section 5-618
	Telecommunications antenna	P	Section 5-618(A)
	Telecommunications monopole	P	Section 5-618(B)(1)
	Telecommunications monopole	S	Section 5-618(B)(2)
	Telecommunication tower	S	Section 5-618(C)(2)

1 **2-1104 Lot and Building Requirements.**

- 2 (F) **Minimum Lot Size.** Ten thousand (10,000) square feet.
- 3 (G) **Minimum Lot Width.** Fifty (50) feet.
- 4 (H) **Minimum Front Yard.** Fifteen (15) feet.
- 5 (I) **Minimum Rear Yard.** Twenty-five (25) feet.
- 6 (J) **Minimum Side Yard.** Eight (8) feet
- 7 (K) **Building Height.** Thirty-five (35) feet maximum.

8 **2-1105 General Development Requirements.** The following general development
 9 requirements shall apply to all development in the JLMA-2 district.

- 10 (A) **Minimum Open Space.** Thirty (30) percent. Active recreational uses
 11 may be located within the open space.
- 12 (B) **Maximum Gross Density.** The maximum gross residential density shall
 13 be one (1) unit per twenty thousand (20,000) square feet, calculated based
 14 on the overall parcel, excluding roads. Open space shall be preserved by

means of a permanent open space easement acceptable to the Board of Supervisors.

(C) **Utilities.**

(1) Both municipal water and municipal sewer facilities must be provided to every development site, if available as determined by the Town, except for Town-owned or County-owned and operated public uses that may use communal systems (except in areas near Purcellville, which are subject to the existing annexation agreement between the County of Loudoun and the Town of Purcellville). If municipal water or municipal sewer facilities are not available, development may be served by private well or septic system, respectively.

(2) All utility distribution lines shall be placed underground. Private wells, septic systems, and communal systems may be located within the open space ~~consistent with the standards of Section 6-2005.~~

(D) ~~**Conservation Design.** Development shall comply with the conservation design standards of this Ordinance (Section 6-2000). Uses and activities allowed in the open space areas as provided in Section 6-2000.~~

(E) **Neighborhood Development Standards.** To ensure new development in the JLMA-2 district reinforces existing development patterns in the adjacent towns to the maximum extent feasible, reduces the need for automobile trips, minimizes the need for additional road improvements, and encourages walking to employment, shopping, and public facilities, development in this district shall meet the following requirements:

(1) **Street System/Connectivity.**

(a) **Connections to Existing Streets.** Connections to the existing or planned street system shall be made to the maximum extent feasible. All development plans shall incorporate and continue all streets stubbed to or shown as stubbed to the boundary of the development by previously approved development plans/plats or existing development.

(b) **Provision for Future Connections to Adjoining Land.** All developable land shall provide for future public street connections to adjacent developable parcels by providing a local street connection at least every six hundred sixty (660) feet along each subdivision plat boundary that abuts potentially developable or re-developable land, except that such street connections are not required on steep slopes, MDOD sensitivity areas, karst feature buffers within the

1 ~~LOD, or RSCOD protected corridors FOD pursuant to~~
2 ~~Sections 5-1508, 4-1600, 4-1900, and 4-15002000. For the~~
3 ~~purposes of this regulation, "developable land" should be~~
4 ~~defined to include any vacant land areas not including or~~
5 ~~constrained by primary conservation areas and rights of~~
6 ~~way or restricted easements.~~

7 (c) **Block Form and Size.** To the maximum extent feasible,
8 blocks within developments shall maintain a rectilinear
9 pattern except where deviation is necessitated by
10 topographic or environmental considerations. Blocks shall
11 measure not less than three hundred (300) nor more than
12 six hundred sixty (660) feet along each side, as measured
13 from the edge of the right-of-way, except where deviation
14 is necessitated by topographic or environmental
15 considerations, or where deviation is required to comply
16 with regulations concerning steep slopes, MDOD
17 sensitivity areas, ~~FOD or RSCOD protected corridors~~
18 ~~pursuant to Sections 5-1508, 4-1600 and 4-1500.4 2000, or~~
19 ~~conservation design standards.~~

20 (d) **Avoidance of Certain Street Types.** Cul-de-sacs and "P-
21 loop" streets shall be avoided except where necessitated by
22 topographic or environmental considerations.

23 (e) **Provision of "T" Intersections.** "T" intersections are
24 encouraged in locations where views of important civic,
25 public or open space areas can be highlighted.

26 (2) **Variation of Lot Sizes.**

27 (a) **General Rule.** In all new residential subdivisions
28 containing ten (10) or more lots, a mixture of lot sizes and
29 dimensions shall be provided in order to allow for a variety
30 of housing opportunities and avoid monotonous
31 streetscapes. For example, larger and wider lots are
32 encouraged on corners. Smaller lots are encouraged
33 adjacent to parks and open spaces. No more than 60 percent
34 of all lots shall be similar in total lot area. For purposes of
35 this subsection, "similar" lot areas shall be defined as
36 within 500 square feet of each other.

37 (b) **Exception.** Up to seventy (70) percent of the lots within
38 the subject subdivision may be similar if the Zoning
39 Administrator, pursuant to Section 6-401, makes a finding
40 that, notwithstanding deviation from the sixty (60) percent
41 standard stated above, lot sizes and dimensions are
42 sufficiently varied, for different housing types, to avoid
43 monotonous streetscapes.

1 (c) **Dispersion of Lot Sizes.** Similar lot sizes shall be distributed
2 throughout a subdivision rather than consolidated in one
3 area, unless the Zoning Administrator, pursuant to Section
4 6-401, makes a finding that the intent of this district and of
5 the Zoning Ordinance will be better served by a design that
6 tends to consolidate lots of similar sizes.

7 (3) **Sidewalks.**

8 (a) **Provision of Sidewalks and/or Trails.** Sidewalks and/or
9 trails shall be provided, at a minimum, along one side of all
10 streets to provide pedestrian access to the town or
11 neighborhood center, public buildings, schools, parks, and
12 other destinations, or greater if required by the Facilities
13 Standards Manual.

14 (b) **Sidewalk and/or trail Connections.** Connections to
15 existing or planned sidewalks and/or trails shall be made at
16 the property boundaries of the project by incorporating and
17 continuing all sidewalks and/or trails stubbed to or shown
18 as stubbed to the boundary of the development by
19 previously approved development plans/plats or existing
20 development. All development plans shall provide for
21 future sidewalk and/or trails connections to adjacent
22 developable parcels at planned or current local street
23 connections along each subdivision plat boundary.

24 (4) **Civic and Open Space.**

25 (a) **Variety of Spaces to Be Provided.** A variety of greens,
26 parks or natural open spaces shall be located throughout the
27 development, where appropriate ~~and as determined by~~
28 ~~conservation design~~, to provide community identity.

29 (b) **Access to Civic Spaces.** Direct and convenient pedestrian
30 and bicycle access shall be provided adjacent residential
31 land uses and to the civic and open space.

32 (c) **Configuration of Park Access.** Land dedicated for parks
33 shall be bordered on at least one side by public streets,
34 preferably local or collector streets.

35 (5) **Other Design Requirements.**

36 (a) **Street Trees.** Street trees planted pursuant to Section 5-
37 1300 shall be planted at a density of no less than one
38 canopy shade tree per 25 feet on average, and shall be
39 placed in arrangements consistent with the existing
40 landscape of the vicinity.
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(b) **Garages.** Garages shall be set back at least four (4) feet behind the plane of the front door of the principal building. Garages shall have vehicular access only from the side or rear of the lot.

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(c) **On-Street Parking.** Parallel parking may be provided on streets in front of residential lots, except for lots fronting on collector or arterial roads.

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(F) **Compatibility Standards.**

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(1) A minimum buffer width of 25 feet with a Type 2 buffer yard shall be provided between existing agricultural uses and residential development sites.

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(2) On non-residential development sites:

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(a) Areas for loading, delivery, and waste collection receptacles shall be sited so as to reduce the impact on surrounding properties to the maximum extent feasible, with highest priority given to reducing the impact on residential properties.

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(b) Outdoor lighting shall be directed towards the interior of the development site and shall be shielded to prevent all direct illumination of other properties.

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1 **Section 2-1200 Joint Land Management Area-3 District: JLMA-3**

2 **2-1201 Purpose and Intent.** This district is established to accommodate and foster the
3 development of land within the town's joint land management areas (JLMAs)
4 outside the incorporated towns in Loudoun County to:

5 (A) Ensure development in the JLMA-3 district is consistent with the JLMA
6 serving as a gateway to the towns;

7 (B) Provide for the continued practice of agriculture, farm operations,
8 agriculturally related and home based businesses, low density clustered
9 residential developments and other uses in a predominantly rural
10 environment;

11 (C) Encourage an appropriate mix of residential and nonresidential land uses;

12 (D) Where appropriate, achieve a pattern of development that generally
13 conforms to the established, traditional pattern of development in the
14 towns.; and

15 (E) Implement jointly adopted plans where applicable.

16 **2-1202 Size and Location.** This district replaces the Agricultural Residential (A-3)
17 district within the JLMAs. It is the intent of the County that the JLMA-3
18 district boundaries not be extended beyond the existing JLMA boundaries.

19 **2-1203 Use Regulations.** Table 2-1203 summarizes the principal use regulations of the
20 JLMA-3 district.

21 (A) **Organization of Use Table.** Table 2-1203 organizes the uses in the
22 JLMA-3 district use table by Use Classifications, Use Categories and Use
23 Types.

24 (1) **Use Classifications.** The Use Classifications are: residential uses;
25 agricultural uses; public and institutional uses; commercial uses;
26 and industrial uses. The Use Classifications provide a systematic
27 basis for assigning present and future land uses into broad general
28 classifications (e.g., residential uses and agricultural uses). The
29 Use Classifications then organize land uses and activities into
30 general "Use Categories" and specific "Use Types" based on
31 common functional, product, or physical characteristics, such as
32 the type and amount of activity, the type of customers or residents,
33 how goods or services are sold or delivered, and site conditions.

34 (2) **Use Categories.** The Use Categories describe the major sub-
35 groups of the Use Classifications, based on common characteristics
36 (e.g., the residential Use Classification is divided into two major
37 Use Categories: Household Living and Group Living). Principal

1 uses are identified in defining the Use Category. They are
2 principal uses that most closely share the common characteristics
3 that are key to the Use Category.

- 4 (3) **Use Types.** The Use Categories are then divided into specific Use
5 Types. The specific Use Types are included in the respective Use
6 Category. They identify the specific uses that are considered to
7 fall within characteristics identified in the Use Category. For
8 example, single family detached dwellings are a Use Type in the
9 Household Living Use Category.

- 10 (B) **Use Categories and Use Types Defined.** All the Use Categories and Use
11 Types listed in Table 2-1203 are defined in Article VIII (Definitions).

- 12 (C) **Permitted and Special Exception Uses.** A "P" in the column identified
13 "JLMA-3" indicates that a Use Category or specific Use Type is permitted
14 as a matter of right (as a permitted use) in the JLMA-3 district, subject to
15 compliance with all applicable standards and regulations in this Ordinance
16 and all other County ordinances. An "S" indicates that a Use Type is
17 allowed in the JLMA-3 district as a special exception in accordance with
18 the procedures and standards of Section 6-1300. In some instances, and
19 based on the Additional Regulations for Specific Uses (Section 5-600), a
20 Use Type will be permitted as a matter of right under certain conditions, or
21 allowed as a special exception under other conditions. These uses are
22 identified as "P/S".

- 23 (D) **Reference to General Use Category.** References to "General Use
24 Category" under the Use Type column mean all of the uses in the Use
25 Category are allowed. The Use Category is defined in Article VIII.
26 Where specific Use Types are listed in the Use Type column, only the
27 listed Use Types in the Use Category are allowed. The Use Type is
28 defined in Article VIII.

- 29 (E) **Additional Regulations for Specific Uses.** References to sections in the
30 final column of Table 2-1203 (Additional Regulations for Specific Uses)
31 indicate that the listed use is subject to use-specific regulations. The
32 numbers provide a cross-reference to the "Additional Regulations for
33 Specific Uses" in Section 5-600.

TABLE 2-1203
JLMA-3 JOINT LAND MANAGEMENT AREA-3 DISTRICT USE TABLE

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	JLMA-3	ADDITIONAL REGULATIONS FOR SPECIFIC USES
RESIDENTIAL USES			
Household Living	Accessory apartment or dwelling (accessory to single family detached dwelling)	P	Section 5-613
	Dwelling, single-family detached, including manufactured housing	P	Manufactured housing subject to Section 5-620
	Guest house (accessory to single family detached dwelling)	P	Section 5-612
	Home occupation dwelling (accessory to single family detached dwelling)	P	Section 5-400
	Portable dwelling/trailer during construction of primary residence	P	Section 5-500
Group Living	Congregate housing facility	S	
	Continuing care facility	S	
	Convent, monastery, or seminary	S	Section 5-656
	Orphanage or similar institution	S	
	Tenant dwelling	S	Section 5-602
AGRICULTURAL USES			
Agriculture	General Use Category	P	Section 5-626
Horticulture	General Use Category	P	Section 5-626
Animal Husbandry	General Use Category	P	Section 5-626

**TABLE 2-1203
JLMA-3 JOINT LAND MANAGEMENT AREA-3 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	JLMA-3	ADDITIONAL REGULATIONS FOR SPECIFIC USES
Agriculture Support and Services Directly Related to On-going Agriculture, Horticulture and Animal Husbandry Activity, On-Site	Agricultural processing	P	Section 5-627
	Animal care business	P	Section 5-627
	Custom operators	P	Section 5-627
	Direct market business for sale of products produced on-site- including but not limited to PYO (pick-your-own)	P	Section 5-627
	Equestrian facilities	P	Section 5-627
	Equestrian facility, with more than 10 special events per year	S	Section 5-627
	Equestrian facility, on lots of less than 50 acres or without frontage on a state maintained road	S	Section 5-627
	Farm based tourism events	P	Section 5-628
	Farm co-ops	P	Section 5-627
	Farm machinery repair	P	Section 5-627
	Farm machinery sales, rental, and service	S	Section 5-627
	Farm markets	P	Section 5-603
	Mill feed and farm supply center	S	Section 5-627
	Nursery, production	P	Section 5-605
	Nursery, commercial	S	Section 5-605
	Nursery, production, without frontage on a state maintained road	S	Section 5-605
	Pet farms	P	Section 5-627
	Stable, private	P	Section 5-627
	Stable, neighborhood, on lots less than twenty-five (25) acres, or without frontage on a state maintained road	S	Section 5-627

**TABLE 2-1203
JLMA-3 JOINT LAND MANAGEMENT AREA-3 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	JLMA-3	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Virginia Farm Winery	P	Section 5-627
	Wayside stand	P	Section 5-604
	Wetlands mitigation bank	P	Section 5-627
Animal Services	Animal hospital	S	Section 5-631
	Kennel	S	Section 5-606(A)
	Kennel, Indoor	P	Section 5-606(B)
	Veterinary service	P	Section 5-627
PUBLIC AND INSTITUTIONAL USES			
Day Care Facilities	Child care home	P	Section 5-609(A)
	Child or adult day care center	S	Section 5-609(B)
Cultural and Government Facilities	Bus shelter	P	
	Community center	S	
	Community center, HOA facilities only	P	
	Commuter parking lot, with greater than 50 spaces	S	
	Commuter parking lot, with less than 50 spaces	P	
	Library	S	
	Structure or use for federal, state, County, or local governmental purposes, not otherwise listed	S	
Education	School (elementary or middle), for fifteen (15) or less pupils	P	Section 5-655
	School (elementary, middle, or high), for more than 15 pupils	S	
Health Services	Office, medical	S	

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**TABLE 2-1203
JLMA-3 JOINT LAND MANAGEMENT AREA-3 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	JLMA-3	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Hospital	S	Section 5-610
Park and Open Space	Arboretum	S	
	Cemetery	S	Section 5-637
	Mausoleum	S	Section 5-637
	Crematorium	S	Section 5-637
	Community, neighborhood or regional park, passive recreational uses	P	
	Community, neighborhood or regional park, active recreational uses	S	
Public Safety	Fire and/or rescue station	S	Section 5-638
	Police station or substation	S	Section 5-638
Religious Assembly	Church, synagogue or temple, with seating capacity of 300 or less in sanctuary or main area	P	Section 5-639
	Church, synagogue or temple, with seating capacity of more than 300 in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, recreational facilities	S	Section 5-639
Utility	Public utility service center and storage yard	S	Section 5-621
	Recycling drop off collection center, public	P	Section 5-607
	Sewage and water treatment plant	S	Section 5-621
	Utility substation, dedicated	P	Section 5-621
	Utility substation, transmission	S	Section 5-616 and 5-621

**TABLE 2-1203
JLMA-3 JOINT LAND MANAGEMENT AREA-3 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	JLMA-3	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Utility transmission line, overhead (excluding connections of lines from public utility transmission lines to individual development sites)	S	Unless excepted by Section 1-103(D)
	Sewage and water pumping station	P	Section 5-621
	Water storage tank	S	Section 5-621
COMMERCIAL USES			
Conference and Training Centers	Rural agricultural corporate retreat	S	Section 5-619
Food and Beverage	Restaurant	S	Section 5-643
Office	Construction and/or sales trailer, during period of construction activity subject to establishment of date certain for removal	P	
	Educational or research facility related to the uses in this district	S	
Recreation and Entertainment	Camp, day and boarding	S	Section 5-645
	Country club	S	
	Golf course	S	Section 5-648
	Private club or lodge	S	
	Recreation establishment, outdoor	S	
Retail Sales and Service	Artist studio	S	
	Small business	P/S	Section 5-614
Visitor Accommodation	Bed and breakfast, homestay	P/S	Section 5-601(A)
	Bed and breakfast inn	S	Section 5-601(B)
	Country inn	S	Section 5-601

TABLE 2-1203 JLMA-3 JOINT LAND MANAGEMENT AREA-3 DISTRICT USE TABLE P = PERMITTED S = SPECIAL EXCEPTION			
USE CATEGORY	USE TYPE	JLMA-3	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Guest farm or ranch, leasing no more than three (3) guest rooms	P	
INDUSTRIAL USES			
Telecommunications Use and/or Structure	Telecommunications antenna	P	Section 5-618(A)
	Telecommunications monopole	P	Section 5-618(B)(1)
	Telecommunications monopole	S	Section 5-618(B)(2)
	Telecommunication tower	S	Section 5-618(C)(2)

1

2

2-1204 Lot and Building Requirements.

3

(A) **Minimum Lot Size.** 20,000 square feet.

4

(B) **Minimum Lot Width.** Sixty (60) feet.

5

(C) **Front Yard.**

6

(1) **On Arterial Road.** Thirty-five (35) feet.

7

(2) **On Collector Road.** Twenty-five (25) feet.

8

(3) **On Other Roads.** Fifteen (15) feet.

9

(D) **Minimum Rear Yard.** Twenty-five (25) feet.

10

(E) **Minimum Side Yard.** Ten (10) feet.

11

(F) **Building Height.** Thirty-five (35) feet maximum, except no restriction for buildings used exclusively for agriculture.

12

13

(G) **Minimum Open Space.** Fifty (50) percent.

14

(H) **Gross Density.** One residential unit per three (3) acres.

15

~~2-1205 Conservation Design. Development shall comply with the conservation design standards of this Ordinance. Uses and activities allowed in the open space set aside are as provided in Section 6-2000 (Conservation Design).~~

16

17

1 **2-1206 Neighborhood Development Standards.** To ensure new development in the
2 JLMA-3 district reinforces existing development patterns in the adjacent town
3 to the maximum extent feasible, reduces the need for automobile trips,
4 minimizes the need for additional road improvements, and encourages
5 walking to employment, shopping, and public facilities, development in this
6 district shall meet the following requirements:

7 (A) **Street System/Connectivity.**

8 (1) **Connections to Existing Streets.** Connections to the existing or
9 planned street system shall be made to the maximum extent
10 feasible. All development plans shall incorporate and continue all
11 streets stubbed to or shown as stubbed to the boundary of the
12 development by previously approved development plans/plats or
13 existing development.

14 (2) **Provision for Future Connections to Adjoining Land.** All
15 developable land shall provide for future public street connections
16 to adjacent developable parcels by providing a local street
17 connection at least every six hundred sixty (660) feet along each
18 subdivision plat boundary that abuts potentially developable or re-
19 developable land, except that such street connections are not
20 required on steep slope, MDOD sensitivity areas, ~~karst feature~~
21 ~~buffers in the LOD, or FOD RSCOD protected corridors pursuant~~
22 ~~to Sections 5-1508, 4-1600, 4-1900, and 4-2000 4-1500. For the~~
23 ~~purposes of this regulation, "developable land" should be defined~~
24 ~~to include any vacant land areas not including or constrained by~~
25 ~~primary conservation areas and rights of way or restricted~~
26 ~~easements.~~

27 (3) **Block Form and Size.** To the maximum extent feasible, blocks
28 within developments shall maintain a rectilinear pattern except
29 where deviation is necessitated by topographic or environmental
30 considerations. Blocks shall measure not less than three hundred
31 (300) nor more than six hundred sixty (660) feet along each side,
32 as measured from the edge of the right-of-way, except where
33 deviation is necessitated by topographic or environmental
34 considerations, or where deviation is required to comply with
35 regulations concerning steep slope, MDOD sensitivity areas, or
36 ~~FOD RSCOD protected corridors pursuant to Sections 4-1508, 4-~~
37 ~~1600 and 4-1500 4-2000, or conservation design standards~~
38 ~~(Section 6-2000).~~

39 (4) **Avoidance of Certain Street Types.** Cul-de-sacs and "P-loop"
40 streets shall be avoided except where necessitated by topographic
41 or environmental considerations.

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- 1 (5) **Provision of "T" Intersections.** "T" intersections are encouraged
2 in locations where views of important civic, public or open space
3 areas can be highlighted.

4 (B) **Variation of Lot Sizes.**

- 5 (1) **General Rule.** In all new residential subdivisions containing ten
6 (10) or more lots, a mixture of lot sizes and dimensions shall be
7 provided in order to allow a variety of housing opportunities and
8 avoid monotonous streetscapes. For example, larger and wider lots
9 are encouraged on corners. Smaller lots are encouraged adjacent
10 to parks and open spaces. No more than 60 percent of all lots shall
11 be similar in total lot area. For purposes of this subsection,
12 "similar" lot areas shall be defined as within 500 square feet of
13 each other.
- 14 (2) **Exception.** Up to seventy (70) percent of the lots within the
15 subject subdivision may be similar if the Zoning Administrator,
16 pursuant to Section 6-401, makes a finding that, notwithstanding
17 deviation from the sixty (60) percent standard stated above, lot
18 sizes and dimensions are sufficiently varied, for different housing
19 types, to avoid monotonous streetscapes.
- 20 (3) **Dispersion of Lot Sizes.** Similar lot sizes shall be distributed
21 throughout a subdivision rather than consolidated in one area,
22 unless the Zoning Administrator, pursuant to Section 6-401, makes
23 a finding that the intent of this district and of the Zoning Ordinance
24 will be better served by a design that tends to consolidate lots of
25 similar sizes.

26 (C) **Sidewalks.**

- 27 (1) **Provision of Sidewalks and/or Trails.** Sidewalks and/or trails
28 shall be provided, at a minimum, along one side of all streets to
29 provide pedestrian access to the town or neighborhood center,
30 public buildings, schools, parks, and other destinations, or greater
31 if required by the Facilities Standards Manual.
- 32 (2) **Sidewalk and/or Trail Connections.** Connections to existing or
33 planned sidewalks and/or trails shall be made at the property
34 boundaries of the project by incorporating and continuing all
35 sidewalks and/or trails stubbed to or shown as stubbed to the
36 boundary of the development by previously approved development
37 plans/plats or existing development. All development plans shall
38 provide for future sidewalk and/or trail connections to adjacent
39 developable parcels at planned or current local street connections
40 along each subdivision plat boundary.

1 (D) **Civic and Open Space.**

- 2 (1) **Variety of Spaces to Be Provided.** A variety of greens, parks or
3 natural open spaces shall be located throughout the development,
4 where appropriate ~~and as determined by conservation design~~, to
5 provide community identity.
- 6 (2) **Access to Civic Spaces.** Direct and convenient pedestrian and
7 bicycle access shall be provided (on the site being developed) to
8 adjacent residential land uses and to the civic and open space.
- 9 (3) **Configuration of Park Access.** Land dedicated for parks shall be
10 bordered on at least one side by public streets, preferably local or
11 collector streets.

12 (E) **Other Design Requirements.**

- 13 (1) **Street Trees.** Street trees planted pursuant to Section 5-1300 shall
14 be planted at a density of no less than one canopy shade tree per 25
15 feet on average, and shall be placed in arrangements consistent
16 with the existing landscape of the vicinity.
- 17 (2) **Garages.** Garages shall be set back at least four (4) feet behind the
18 plane of the front door of the principal building. Garages shall
19 have vehicular access only from the side or rear of the lot.
- 20 (3) **On-Street Parking.** Parallel parking may be provided on streets
21 in front of residential lots, except for lots fronting on collector or
22 arterial roads.

23 **2-1207 Utilities.**

- 24 (A) Both municipal water and municipal sewer facilities must be provided to
25 every development site, if available as determined by the Town, except for
26 Town-owned or County-owned and operated public uses that may use
27 communal systems (except in areas near Purcellville, which are subject to
28 the existing annexation agreement between the County of Loudoun and
29 the Town of Purcellville). If municipal water or municipal sewer facilities
30 are not available, development may be served by private well or septic
31 system, respectively.
- 32 (B) All utility distribution lines shall be placed underground. Private wells,
33 septic systems, and communal systems may be located within the open
34 space ~~consistent with the standards of Section 6-2005.~~

35 **2-1208 Use Limitations.**

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- (A) No non-agricultural use shall be permitted which, because of its nature, location, or manner of operation, is dangerous or noxious because of noise, odor, fumes, gas, glare, light, vibration, smoke, emission of particulate matter or effluents, or for other similar reasons.

1 **ARTICLE II, DIVISION C – TRANSITION DISTRICT REGULATIONS**

2 **Section 2-1400 TR-10 (Transitional Residential - 10)**

3 **2-1401 Purpose and Intent.** The purpose and intent of the TR-10 district is to:

- 4 (A) Create a visual/spatial transition between the suburban area and the rural area of
5 the County;
- 6 (B) Provide for an environment that is low density in character to facilitate a
7 transition between the suburban area and the rural area of the County;
- 8 (C) Achieve a blend of rural and suburban development;
- 9 (D) Achieve a balance between the built and natural environment;
- 10 (E) Protect drinking water resources; and
- 11 (F) Implement requirements that open space be provided in conjunction with
12 ~~conservation design and other~~ the standards of this Ordinance.

13 **2-1402 Use Regulations.** Table 2-1402 summarizes the principal use regulations of the TR-10
14 district.

15 (A) **Organization of Use Table.** Table 2-1402 organizes the uses in the TR-10
16 district by Use Classifications, Use Categories and Use Types.

17 (1) **Use Classifications.** The Use Classifications are: residential uses;
18 agricultural uses; public and institutional uses; commercial uses; and
19 industrial uses. The Use Classifications provide a systematic basis for
20 assigning present and future land uses into broad general classifications
21 (e.g., residential uses and agricultural uses). The Use Classifications then
22 organize land uses and activities into general "Use Categories" and
23 specific "Use Types" based on common functional, product, or physical
24 characteristics, such as the type and amount of activity, the type of
25 customers or residents, how goods or services are sold or delivered, and
26 site conditions.

27 (2) **Use Categories.** The Use Categories describe the major sub-groups of the
28 Use Classification, based on common characteristics (e.g., the residential
29 Use Classification is divided into two major Use Categories: Household
30 Living and Group Living). Principal uses are identified in defining the Use
31 Category. They are principal uses that most closely share the common
32 characteristics that are key to the Use Category.

(3) **Use Types.** The Use Categories are then divided into specific Use Types. The specific Use Types are included in the respective Use Category. They identify the specific uses that are considered to fall within characteristics identified in the Use Category. For example, single family detached dwellings, multi-family dwellings and town houses are Use Types in the Household Living Use Category.

(B) **Use Categories and Use Types Defined.** All the Use Categories and Use Types listed in Table 2-1402 are defined in Article VIII (Definitions).

(C) **Permitted and Special Exception Uses.** A "P" in the column identified "TR-10" indicates that a Use Category or specific Use Type is permitted as a matter of right (as a permitted use) in the TR-10 district, subject to compliance with all applicable standards and regulations in this Ordinance and all other County ordinances. An "S" indicates that a Use Type is allowed in the TR-10 district as a special exception in accordance with the procedures and standards of Section 6-1300. In some instances, and based on the Additional Regulations for Specific Uses (Section 5-600), a Use Type will be permitted as a matter of right under certain conditions, or allowed as a special exception under other conditions. In those instances, it is identified as "P/S."

(D) **Reference to General Use Category.** References to "General Use Category" under the Use Type column, means all of the uses in the Use Category are allowed. The Use Categories are defined in Article VIII. Where specific Use Types are listed in the Use Type column, only the listed Use Types in the Use Category are allowed. The Use Types are defined in Article VIII.

(E) **Additional Regulations for Specific Uses.** References to sections in the final column of Table 2-1402 (Additional Regulations for Specific Uses) indicate that the listed use is subject to use-specific regulations. The numbers provide a cross-reference to the "Additional Regulations for Specific Uses" in Section 5-600. All the Use Categories and Use Types listed in Table 2-1402 are defined in Article VIII (Definitions).

TABLE 2-1402 TR-10 TRANSITIONAL RESIDENTIAL-10 DISTRICT USE TABLE			
P = PERMITTED S = SPECIAL EXCEPTION			
USE CATEGORY	USE TYPE	TR-10	ADDITIONAL REGULATIONS FOR SPECIFIC USES
RESIDENTIAL USES			
Household Living	Accessory dwelling (accessory to single family detached dwelling)	P	Section 5-613

**TABLE 2-1402
TR-10 TRANSITIONAL RESIDENTIAL-10 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	TR-10	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Caretaker's residence (accessory to single family detached dwelling)	P	
	Dwelling, single-family detached, including manufactured housing	P	Manufacturing housing subject to Section 5-620
	Home occupation (accessory to single family detached dwelling)	P	Section 5-400
	Guest house (accessory to single family detached dwelling)	P	Section 5-612
	Portable Dwelling/Construction Trailer	P	
Group Living	Congregate housing facility	S	
	Continuing care facility	S	
	Convent or monastery	S	Section 5-656
	Orphanage or similar institution	S	
	Tenant dwelling (accessory to agriculture, horticulture or animal husbandry uses)	P/S	Section 5-602
AGRICULTURAL USES			
Agriculture	General Use Category	P	Section 5-626
Horticulture	General Use Category	P	Section 5-626
Animal Husbandry	General Use Category	P	Section 5-626
Agriculture Support and Services Directly Related to On-going Agriculture, Horticulture and Animal Husbandry Activity, On-Site	Agricultural processing	S	Section 5-627
	Animal care business	P	Section 5-627
	Custom operators	P	Section 5-627
	Direct market business for sale of products produced on-site-including but not limited to PYO (pick-your-own)	P	Section 5-627

**TABLE 2-1402
TR-10 TRANSITIONAL RESIDENTIAL-10 DISTRICT USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	TR-10	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Equestrian facilities	P	Section 5-627
	Equestrian facility, on lots of less than fifty (50) acres, or without frontage on a state maintained road	S	Section 5-627
	Farm co-ops	P	Section 5-627
	Farm based tourism	P	Section 5-628
	Farm markets	P	Section 5-603
	Pet farms	P	Section 5-627
	Nursery, commercial	S	Section 5-605
	Nursery, production	P	Section 5-605
	Nursery, production, without frontage on a state maintained road	S	Section 5-605
	Stables	P	Section 5-627
	Stable, neighborhood on lots less than twenty five (25) acres, or without frontage on a state maintained road	S	Section 5-627
	Virginia farm winery	P	
	Wayside stand	P	Section 5-604
	Wetlands mitigation bank	P	Section 5-627
Agricultural Support and Services Not Directly Associated with On-Site Agricultural Activity	Agricultural research facility	S	Section 5-644
	Animal care businesses	P	Section 5-630
	Central farm distribution hub	S	Section 5-630
	Equestrian facility	P	Section 5-630

TABLE 2-1402
TR-10 TRANSITIONAL RESIDENTIAL-10 DISTRICT USE TABLE

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	TR-10	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Nursery, commercial	S	Section 5-605
	Stable, neighborhood, on lots of 25 acres or more, or frontage on state maintained road	P	Section 5-630
	Stable, private	P	Section 5-630
Animal Services	Animal hospital	S	Section 5-631
	Kennel	P	Section 5-606
	Kennel, Indoor	P	Section 5-606
	Veterinary service	P	
PUBLIC AND INSTITUTIONAL USES			
Aviation	Airport/landing strip	S	Section 5-633
Day Care Facilities	Child care home	P	Section 5-609(A)
	Child or adult day care center	S	Section 5-609(B)
Cultural and Governmental Facilities	Community center, HOA facilities only	P	
	Structures or uses for local government purposes not otherwise listed in the district	S	
Education	Colleges or universities (including dorms)	S	
	School (elementary or middle), for fifteen (15) pupils or less	P	Section 5-655
	School (elementary, middle, or high), for more than 15 pupils	S	
Park and Open Space	Arboretum	P	Section 5-636
	Botanical garden or nature study area	P	Section 5-636
	Cemetery	S	Section 5-637

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TABLE 2-1402
TR-10 TRANSITIONAL RESIDENTIAL-10 DISTRICT USE TABLE

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	TR-10	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Mausoleum	S	Section 5-637
	Crematorium	S	Section 5-637
	Community, neighborhood or regional park, passive recreational uses	P	
	Community, neighborhood or regional park, active recreational uses	S	
Public Safety	Fire and/or rescue station	S	Section 5-638
	Police station or substation	S	Section 5-638
Religious Assembly	Church, synagogue, temple or mosque with seating capacity of 300 or less seats in sanctuary or main activity area	P	Section 5-639
	Church, synagogue, temple or mosque with seating capacity of more than 300 in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, recreational facilities	S	Section 5-639
Utility	Communal sewer system	P	Section 5-621
	Communal water supply system	P	Section 5-621
	Public utility service center and storage yard	S	Section 5-621
	Public utility service center, without outdoor storage	P	Section 5-621
	Recycling drop off collection center, public	P	Section 5-607
	Recycling drop off collection center, private	S	Section 5-607
	Sewage and water treatment plant	S	Section 5-621
	Utility substation, dedicated	S	Section 5-621
	Utility substation, distribution	S	Section 5-616 and 5-621

TABLE 2-1402
TR-10 TRANSITIONAL RESIDENTIAL-10 DISTRICT USE TABLE

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	TR-10	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Utility substation, transmission	S	Section 5-616 and 5-621
	Utility transmission line, overhead (excluding connections of lines from public utility transmission lines to individual development sites)	S	Unless exempted by Section 1-103(D)
	Utility transmission line, underground	P	
	Water storage tank	S	Section 5-621
	Sewer and water pumping station	P	Section 5-621
COMMERCIAL USES			
Conference and Training Centers	Conference and training centers	S	Section 5-640
	Rural agricultural corporate retreat	S	Section 5-619
	Rural Resort	S	Section 5-601(D)
	Rural Retreat	S	Section 5-601(D)
Recreation and Entertainment	Camp, day and boarding, with 30 or fewer campers	P	Section 5-645
	Camp, day and boarding, with more than 30 campers	S	Section 5-645
	Campground	S	Section 5-646
	Eco-tourism	P	Section 5-647
	Golf course	S	Section 5-648
	Private club or lodge	S	
	Recreation establishment, outdoor	S	
	Rural recreation establishment, outdoor	P	
Retail Sales and Service	Antique shop	S	Section 5-650

TABLE 2-1402 TR-10 TRANSITIONAL RESIDENTIAL-10 DISTRICT USE TABLE P = PERMITTED S = SPECIAL EXCEPTION			
USE CATEGORY	USE TYPE	TR-10	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Art gallery or art studio	S	Section 5-650
	Craft shop	S	Section 5-650
	Farm machinery sales and service	S	Section 5-615
	Mill, feed and farm supply center	S	
	Small business	P/S	Section 5-614
	Studio space – artist, craftsperson, writer, etc.	P	Section 5-650
Visitor Accommodation	Bed and breakfast homestay	P/S	Section 5-601(A)
	Bed and breakfast inn	S	Section 5-601(B)
	Country inn	S	Section 5-601(C)
INDUSTRIAL USES			
Telecommunication Facilities	Radio and/or television tower	S	Section 5-618
	Telecommunications antenna	P	Section 5-618(A)
	Telecommunications monopole	P	Section 5-618(B)(1)
	Telecommunications monopole	S	Section 5-618(B)(2)
	Telecommunication tower	S	Section 5-618(C)(2)
Waste-Related Uses	Yard Waste and/or Vegetative waste composting facility	S	
	Stockpiling of dirt	S	Section 5-657

2-1403 Development Standards.

- (A) **General.** All development in the TR-10 district, unless exempted pursuant to Section 2-1403(B) shall be developed consistent with Section 5-701 (TR Districts Lot Standards) and 6-2000 (Conservation Design).

- 1 (B) **Exemptions.** The development of a lot existing on January 7, 2003 is exempted
2 from the standards and requirements of Section 5-701 (TR Districts Lot
3 Standards). The development of such lot shall be subject to the development
4 standards of Table 2-1403(B).

TABLE 2-1403(B):	
TR-10 BUILDING REQUIREMENTS FOR EXISTING LOTS	
(Lots Existing Prior to January 7, 2003)	
Minimum Required Yards	No building shall be located within 25 feet of any property line nor within 100 feet from the right-of-way of any arterial road, 75 feet from the right-of-way of any collector road, and 35 feet from any other road right-of-way, private access easement, and any prescriptive easement.
Maximum Floor Area Ratio	0.05
Maximum Building Height	35 feet. No restriction for buildings used exclusively for agriculture, horticulture and animal husbandry.

1 **Section 2-1500 TR-3 (Transitional Residential-3)**

2 **2-1501 Purpose and Intent.**

3 (A) The purpose and intent of the TR-3 district is to:

- 4 (1) Create a visual/spatial transition between the suburban area and the rural
5 area of the County;
- 6 (2) Achieve a blend of rural and suburban development;
- 7 (3) Encourage new development designs that incorporate both suburban and
8 rural features;
- 9 (4) Achieve a balance between the built and natural environment;
- 10 (5) Protect and integrate open space and natural resources; and
- 11 (6) Implement requirements that open space be provided in conjunction with
12 ~~conservation design and other~~ the standards of this Ordinance.

13 (B) **TR-3UBF** This sub-district establishes a minimum of 50% open space to be
14 more compatible with adjacent suburban development.

15 (C) **TR-3LBR** is created as a sub-district of TR-3 to reflect differing open space
16 requirements. This sub-district establishes a minimum of 70% open space in
17 order to be more compatible with rural development patterns in adjoining
18 jurisdictions and to protect the environment and areas surrounding the Bull Run.

19 (D) **TR-3LF** This sub-district establishes a minimum of 50% open space in order to
20 be more compatible with adjacent suburban development.

21 **2-1502 Use Regulations.** Table 2-1502 summarizes the principal use regulations of the TR-3
22 districts.

23 (A) **Organization of Use Table.** Table 2-1502 organizes the uses in the TR-3 districts
24 by Use Classifications, Use Categories and Use Types.

- 25 (1) **Use Classifications.** The Use Classifications are: residential uses;
26 agricultural uses; public and institutional uses; commercial uses; and
27 industrial uses. The Use Classifications provide a systematic basis for
28 assigning present and future land uses into broad general classifications
29 (e.g., residential uses and agricultural uses). The Use Classifications then
30 organize land uses and activities into general "Use Categories" and
31 specific "Use Types" based on common functional, product, or physical
32 characteristics, such as the type and amount of activity, the type of

customers or residents, how goods or services are sold or delivered, and site conditions.

(2) **Use Categories.** The Use Categories describe the major sub-groups of the Use Classification, based on common characteristics (e.g., the residential Use Classification is divided into two major Use Categories: Household Living and Group Living). Principal uses are identified in defining the Use Category. They are principal uses that most closely share the common characteristics that are key to the Use Category.

(3) **Use Types.** The Use Categories are then divided into specific Use Types. The specific Use Types are included in the respective Use Category. They identify the specific uses that are considered to fall within characteristics identified in the Use Category. For example, single family detached dwellings, multi-family dwellings and town houses are Use Types in the Household Living Use Category.

(B) **Use Categories and Use Types Defined.** All the Use Categories and Use Types listed in Table 2-1502 are defined in Article VIII (Definitions).

(C) **Permitted and Special Exception Uses.** A "P" in the column identified "TR-3" indicates that a Use Category or specific Use Type is permitted as a matter of right (as a permitted use) in the TR-3 districts, subject to compliance with all applicable standards and regulations in this Ordinance and all other County ordinances. An "S" indicates that a Use Type is allowed in the TR-3 districts as a special exception in accordance with the procedures and standards of Section 6-1300. In some instances, and based on the Additional Regulations for Specific Uses (Section 5-600), a Use Type will be permitted as a matter of right under certain conditions or allowed as a special exception under other conditions. In those instances, it is identified as "P/S."

(D) **Reference to General Use Category.** References to "General Use Category" under the Use Type column, means all of the uses in the Use Category are allowed. The Use Category is defined in Article VIII. Where specific Use Types are listed in the Use Type column, only the listed Use Types in the Use Category are allowed. The Use Types are defined in Article VIII.

(E) **Additional Regulations for Specific Uses.** References to sections in the final column of Table 2-1502 (Additional Regulations for Specific Uses) indicate that the listed use is subject to use-specific regulations. The numbers provide a cross-reference to the "Additional Regulations for Specific Uses" in Section 5-600. All the Use Categories and Use Types listed in Table 2-1502 are defined in Article VIII (Definitions).

**TABLE 2-1502
TR-3 TRANSITIONAL RESIDENTIAL-3 DISTRICTS USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	TR-3 UBF	TR-3 LBR	TR-3 LF	ADDITIONAL REGULATIONS FOR SPECIFIC USES
RESIDENTIAL USES					
Household Living	Accessory dwelling (accessory to single family detached dwelling)	P	P	P	Section 5-613
	Dwelling, single-family detached, including manufactured housing	P	P	P	Manufactured housing subject to Section 5-620.
	Home occupation (accessory to single family detached dwelling)	P	P	P	Section 5-400
	Portable Dwelling/ Construction Trailer	P	P	P	
	Guest house (accessory to single family detached dwelling)	P	P	P	Section 5-612
Group Living	Congregate housing facility	S	S	S	
	Continuing care facility	S	S	S	
	Convent or monastery	S	S	S	Section 5-656
	Orphanage or similar institution	S	S	S	
	Tenant dwelling	P/S	P/S	P/S	Section 5-602
AGRICULTURAL USES					
Agriculture	General Use Category	P	P	P	Section 5-626
Horticulture	General Use Category	P	P	P	Section 5-626
Animal Husbandry	General Use Category	P	P	P	Section 5-626
Agriculture Support and Services Directly Related to On-going Agriculture, Horticulture and	Agricultural processing		S		Section 5-627
	Animal care business	P	P	P	Section 5-627
	Custom operators	P	P	P	Section 5-627

**TABLE 2-1502
TR-3 TRANSITIONAL RESIDENTIAL-3 DISTRICTS USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	TR-3 UBF	TR-3 LBR	TR-3 LF	ADDITIONAL REGULATIONS FOR SPECIFIC USES
Animal Husbandry Activity, On-Site	Direct market business for sale of products produced on-site- including but not limited to PYO (pick- your-own)	P	P	P	Section 5-627
	Equestrian facilities	P	P	P	Section 5-627
	Equestrian facility, on lots of less than fifty (50) acres, or without frontage on a state maintained road	S	S	S	Section 5-627
	Farm co-ops	P	P	P	Section 5-627
	Farm based tourism	P	P	P	Section 5-628
	Farm markets	P	P	P	Section 5-603
	Nursery, commercial	S	S	S	Section 5-605
	Nursery, production		P		Section 5-605
	Nursery, production, without frontage on a state maintained road		S		Section 5-605
	Pet farms	P	P	P	Section 5-627
	Stables	P	P	P	Section 5-627
	Stable, neighborhood on lots less than twenty five (25) acres, or without frontage on a state maintained road	S	S	S	Section 5-627
	Virginia farm winery	P	P	P	
	Wayside stand	P	P	P	Section 5-604
Agricultural Support and Services <u>not</u> directly associated with	Agricultural Research Facility	S	S	S	Section 5-644
	Animal Care Business	P	P	P	Section 5-630

**TABLE 2-1502
TR-3 TRANSITIONAL RESIDENTIAL-3 DISTRICTS USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	TR-3 UBF	TR-3 LBR	TR-3 LF	ADDITIONAL REGULATIONS FOR SPECIFIC USES
agricultural activity	Equestrian Facility	P	P	P	Section 5-630
	Equestrian facility on lots of less than 50 acres or without frontage on a state maintained road	S	S	S	Section 5-630
	Stable, neighborhood on lots	P	P	P	Section 5-630
	Stable, Private	S	S	S	Section 5-630
Animal Services	Animal Hospital	S	S	S	Section 5-631
	Kennel		S		Section 5-606
	Kennel, Indoor		P		Section 5-606
	Veterinary service	P	P	P	
PUBLIC AND INSTITUTIONAL USES					
Day Care Facilities	Child care home	P	P	P	Section 5-609(A)
	Child or adult day care center	S	S	S	Section 5-609(B)
Cultural and Governmental Facilities	Community center, HOA facilities only	P	P	P	
	Structures or uses for local government purpose not otherwise listed in the district	S	S	S	
Education	Colleges or universities (including dorms)	S	S	S	
	School (elementary or middle), for fifteen (15) pupils or less	P	P	P	Section 5-655
	School (elementary, middle, or high), for more than 15 pupils	S	S	S	
	Seminary	S	S	S	

**TABLE 2-1502
TR-3 TRANSITIONAL RESIDENTIAL-3 DISTRICTS USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	TR-3 UBF	TR-3 LBR	TR-3 LF	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Vocational school	S	S	S	
Park and Open Space	Arboretum	P	P	P	Section 5-636
	Botanical garden or nature study area	P	P	P	Section 5-636
	Cemetery	S	S	S	Section 5-637
	Mausoleum	S	S	S	Section 5-637
	Crematorium	S	S	S	Section 5-637
	Community, neighborhood or regional park, passive recreational uses	P	P	P	
	Community, neighborhood or regional park, active recreational uses	S	S	S	
	Wetland mitigation bank	P	P	P	
Public Safety	Fire and/or rescue station	S	S	S	Section 5-638
	Police station or substation	S	S	S	Section 5-638
Religious Assembly	Church, synagogue, temple or mosque with seating capacity of 300 or less seats in sanctuary or main activity area	P	P	P	Section 5-639
	Church, synagogue, temple, or mosque with seating capacity of more than 300 in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, recreational facilities	S	S	S	Section 5-639

**TABLE 2-1502
TR-3 TRANSITIONAL RESIDENTIAL-3 DISTRICTS USE TABLE**

P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	TR-3 UBF	TR-3 LBR	TR-3 LF	ADDITIONAL REGULATIONS FOR SPECIFIC USES
Utility	Communal sewer system	P			Section 5-621
	Communal water supply system	P			Section 5-621
	Public utility service center and storage yard	S	S	S	Section 5-621
	Public utility service center, without outdoor storage	P	P	P	Section 5-621
	Recycling drop off collection center, public	P	P	P	Section 5-607
	Recycling drop off collection center, private	S	S	S	Section 5-607
	Water and sewage treatment plant	S	S	S	Section 5-621
	Utility substation, dedicated	P	S	P	Section 5-621
	Utility substation, distribution	S	S	S	Section 5-616 and 5-621
	Utility substation, transmission	S	S	S	Section 5-616 and 5-621
	Utility transmission line, overhead (excluding connections of lines from public utility transmission lines to individual development sites)	S	S	S	Unless exempted by Section 1-103 (D)
	Utility transmission line, underground	P	P	P	
	Water storage tank	S	S	S	Section 5-621
	Water and sewer pumping station	P	P	P	Section 5-621
COMMERCIAL USES					
Recreation and Entertainment	Camp, day and boarding, with 30 or fewer campers	P	P	P	Section 5-645

TABLE 2-1502 TR-3 TRANSITIONAL RESIDENTIAL-3 DISTRICTS USE TABLE					
P = PERMITTED S = SPECIAL EXCEPTION					
USE CATEGORY	USE TYPE	TR-3 UBF	TR-3 LBR	TR-3 LF	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Camp, day and boarding, with more than 30 campers	S	S	S	Section 5-645
	Golf course	S	S	S	Section 5-648
	Private club or lodge	S	S	S	
Retail Sales and Service	Small business	P/S	P/S	P/S	Section 5-614
Visitor Accommodation	Bed and breakfast homestay	P/S	P/S	P/S	Section 5-601(A)
	Bed and breakfast inn	S	S	S	Section 5-601(B)
	Country inn		S		Section 5-601(C)
INDUSTRIAL USES					
Telecommunication Facilities	Radio and/or television tower	S	S	S	Section 5-618
	Telecommunications antenna	P	P	P	Section 5-618(A)
	Telecommunications monopole	P	P	P	Section 5-618(B)(1)
	Telecommunications monopole	S	S	S	Section 5-618(B)(2)
	Telecommunication transmissions tower	S	S	S	Section 5-618(C)(2)
Waste-Related Uses	Yard Waste and/or Vegetative waste composting facility		S		

1 **2-1503 Development Standards.**

2 (A) **General.** All development in the TR-3 districts, unless exempted pursuant to
3 Section 2-1503(B), shall be developed consistent with Section 5-701 (TR Districts
4 Lot Standards) and 6-2000 (Conservation Design).

5 (B) **Exemptions.** The development of a lot existing on January 7, 2003 is exempted
6 from the standards and requirements of Section 5-701 (TR Districts Lot

Standards). The development of such lot shall be subject to the development standards of Table 2-1503(B).

TABLE 2-1503(B):

TR-3 BUILDING REQUIREMENTS FOR EXISTING LOTS
(Lots Existing Prior to January 7, 2003)

Minimum Required Yards	No building shall be located within 25 feet of any property line nor within 100 feet from the right-of-way of any arterial road, 75 feet from the right-of-way of any collector road, and 35 feet from any other road right-of-way, private access easement, and any prescriptive easement.
Maximum Floor Area Ratio	0.05
Maximum Building Height	35 feet. No restriction for buildings used exclusively for agriculture, horticulture and animal husbandry.

2-1504 Other Special Requirements. No non-agricultural use shall be permitted which, because of its nature, location, or manner of operation, is dangerous or noxious because of noise, odor, fumes, gas, glare, light, vibration, smoke, emission of particulate matter or effluents, or for other similar reasons.